

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Trustees of the Sheppard & Enoch Pratt Hospitals

I, or we, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning of the property be changed from its present zoning to the zoning shown on the attached plat and (2) that the property be exempted from the provisions of the zoning regulations of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

See attached description

under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a medical office building in a D.R. 16 Zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Joseph M. Martin,
1107 Kentworth Avenue
Towson, Maryland 21204

The Trustees of the Sheppard and Enoch Pratt Hospital
Legal Owner
Address: Towson, Maryland 21204

Protestant's Attorney
409 Washington Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of January, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of February, 1973, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

(over)

DAFT-McCUNE-WALKER, INC.

DAFT-McCUNE-WALKER, INC.
1100 East Jones Road
Towson, Maryland 21204
Telephone: 276-1100
Telex: 276-1100
FAX: 276-1100

DESCRIPTION

2.94 ACRE PARCEL FOR SPECIAL EXCEPTION FOR MEDICAL OFFICE BUILDING IN D.R. 16 ZONE

Beginning for the same at a point on the westernmost side of Osler Drive, 70 feet wide, at the distance of 1300 feet, more or less northerly of Stevenson Lane and running thence North 40° 30' 02" West 305.01 feet, North 52° 55' 00" West 353.38 feet, North 41° 01' 21" East 411.55 feet, South 70° 41' 24" East 95.30 feet to intersect the west side of Osler Drive, 70 feet wide, thence binding on the west side of said road South 0° 43' 50" West 53.6 feet and southeasterly by a curve to the left with a radius of 1180.92 feet for a distance of 707.71 feet said curve subtended by a chord bearing South 10° 26' 16" East 697.17 feet to the place of beginning.

Containing 2.94 acres of land more or less.

DAFT-McCUNE-WALKER, INC.

Wilson P. Utter, Reg. L.S. No. 2493



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 26, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-181-X, West side of Osler Drive 1300 Feet North of Stevenson Lane. Petition for Special Exception for a Medical Office Building. Petitioner - The Trustees of the Sheppard and Enoch Pratt Hospital.

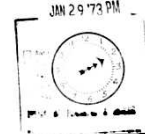
9th District

HEARING: Thursday, February 15, 1973 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

This proposed use is consistent with the County's Master Plan. The zoning was recommended by the Board in anticipation of a use of this nature.

REG:rw



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby

Acting Director

111 W. Chesapeake Ave.

Towson, MD 21204

476-2321

January 23, 1973

S. ERIC DINENNA

Zoning Commissioner

County Office Building

111 W. Chesapeake Ave.

Towson, MD 21204

476-2321

Mr. S. Eric DiNenna, Zoning Commissioner

Zoning Advisory Committee

Office of Planning and Zoning

Baltimore County Office Building

Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #130, Zoning Advisory Committee Meeting, January 9, 1973, are as follows:

Property Owner: Samuel and Anna Birchfield
Location: NE corner of North Dakota Avenue and Alma Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a front yard of 16' instead of required 25'; a rear yard of 10' instead of required 30' and a front setback of 31' instead of required 50' 1802.3C.2(504v.b.8)
District: 15
No. Acres: 5,000 square feet

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley

Planner I

Project Planning Division

Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 1, 1973

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

to:

John J. Dillon, Jr.,
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

John B. Howard, Esq.,
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 129
The Trustees of the Sheppard and Enoch Pratt Hospital - Petitioners

Dear Mr. Howard:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the west side of Osler Drive, 1300 feet north of Stevenson Lane, in the 9th District of Baltimore County. This residential (D.R. 16) zoned property is presently unimproved. The adjacent property to the north and west of this site is public land owned by Towson State College. St. Joseph Hospital is located directly across Osler Drive at this location.

This petition is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing that indicate revisions requested by the Department of Traffic Engineering, the Office of Planning and Zoning, and the Bureau of Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.,

Chairman,

Zoning Advisory Committee

JJD:JD

(Enclosure)

cc: Daft-McCune-Walker Inc.
1200 East Jones Road (21204)

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER

DIRECTOR ASSISTANT

January 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 129 - ZAC - January 9, 1973
Property Owner: Trustees of Sheppard & Enoch Pratt Hospital
Osler Drive N. of Stevenson Lane
Special exception for a medical office building in a D.R. 16 zone - District 9

Dear Mr. DiNenna:

The subject petition is requesting a special exception for a medical office building.

As presently zoned, this site can be expected to generate approximately 350 trips per day. With the proposed special exception, this site can be expected to generate approximately 750 trips per day. Should this special exception be granted, this site should be restricted to one entrance.

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 12th day of January 1973.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: The Trustees of the Sheppard and Enoch Pratt Hospital
Petitioner's Attorney: John B. Howard
cc: Daft-McCune-Walker Inc.
1200 East Jones Road (21204)

Reviewed by
Advisory Committee

15160 73-181-X

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 915 Date of Posting: JAN. 29, 1973
 Posted for: SPECIAL EXCEPTION
 Petitioner: J. RUSSELL S. DE JON, SHEPPARD AND ENOCH PRATT HOSPITAL
 Location of property: W. 109 Washington Ave., Towson, Md. 21204
 Location of Signs: 1 - 109 Washington Ave., Towson, Md. 21204
 Remarks: _____
 Posted by: Charles W. Martin Date of return: FEB. 5, 1973
 Signature

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description				Yes _____ No _____					
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 John B. Howard, Esq.,
 409 Washington Avenue
 Towson, Maryland 21204
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Item 629

Your Petition has been received and accepted for filing
 this 12th day of January 1973.

[Signature]
 S. ERIC O'NEALS,
 Zoning Commissioner

Petitioner: The Trustees of the Sheppard and Enoch Pratt Hospital
 Petitioner's Attorney: John B. Howard Reviewed by: [Signature]
 c/o B & B McCann-Adair Inc. Chairman,
 1200 East Ayles Road (91204) Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 7049
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Feb. 15, 1973 ACCOUNT: 01-562
 AMOUNT: \$43.25

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Submitted by:
 Joseph P. Martin, Jr.
 1107 Kenilworth Drive
 Towson, Md. 21204

Advertising and posting of property for Trustees of
 The Sheppard and Enoch Pratt Hospital - 73-181-X
 43.25 REC

BALTIMORE COUNTY, MARYLAND No. 7009
 OFFICE OF FIN. - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: JANUARY 22, 1973 ACCOUNT: 01-562
 AMOUNT: \$50.00

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Submitted by:
 Messrs. Cook, Mudd, Murray & Howard
 109 Washington Ave.
 Towson, Md. 21204

Petition for Special Exception for The Trustees of the
 Sheppard & Enoch Pratt Hospital - 73-181-X 50.00 REC

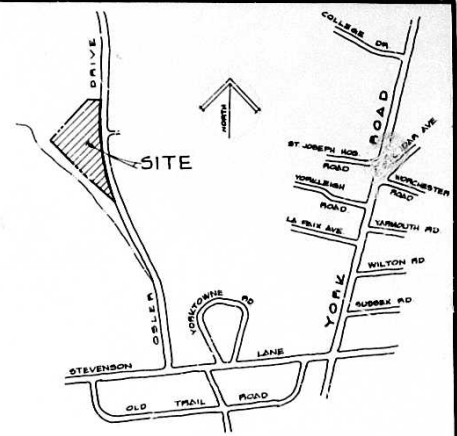
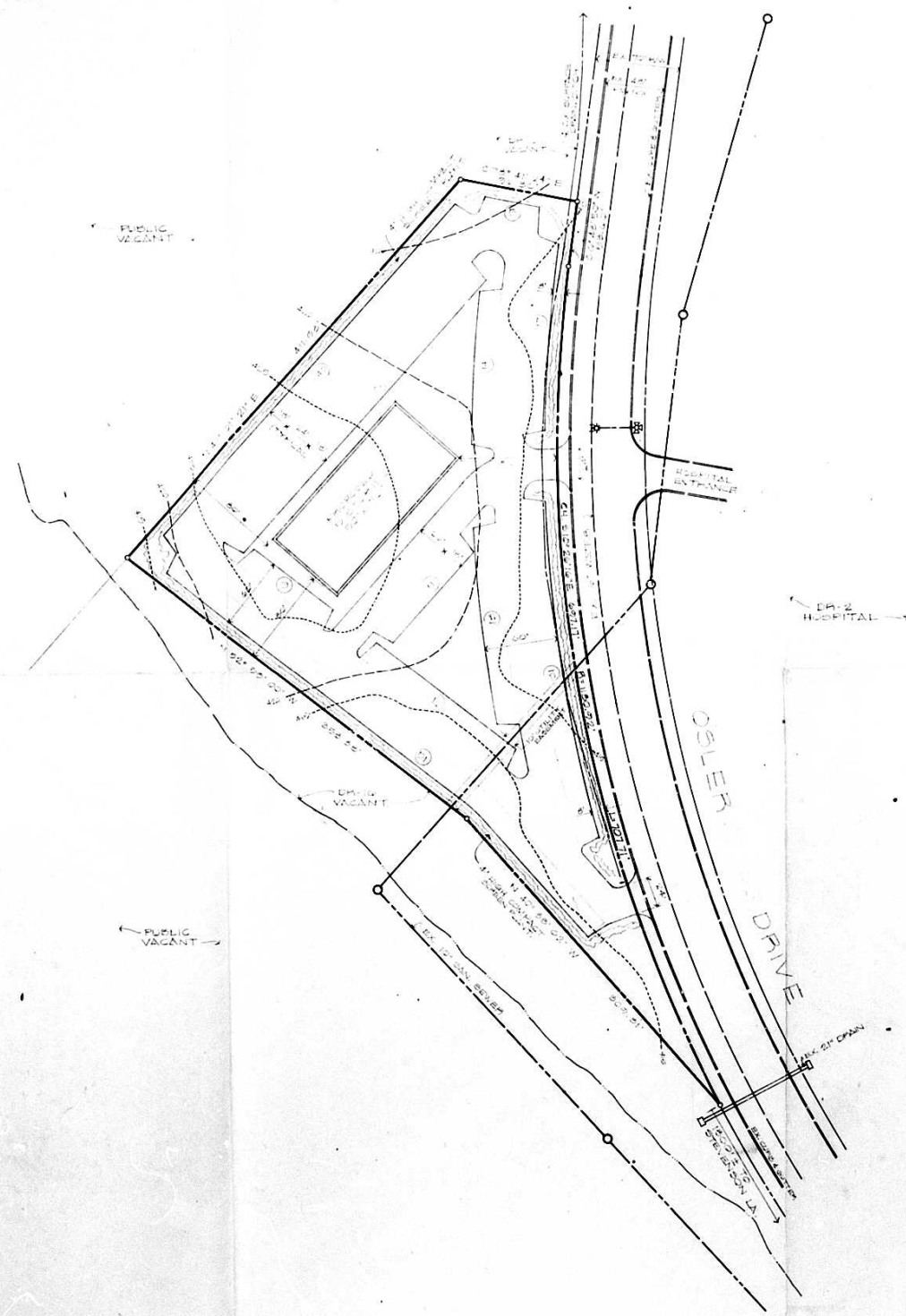
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received* this 22nd day of
Jan 1973. Item # _____

[Signature]
 S. ERIC O'NEALS
 Zoning Commissioner

Petitioner: Sheppard - Enoch Pratt Submitted by: John Howard
 Petitioner's Attorney: John Howard Reviewed by: [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



VICINITY SKETCH
SCALE: 1"=500'

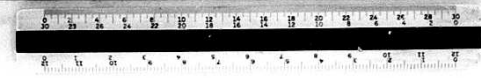
PLAT TO ACCOMPANY
HEARING FOR SPECIAL
EXCEPTION FOR MEDICAL OFFICE
BUILDING IN DR-16 ZONE
2nd DISTRICT, BALTIMORE CO., MD.

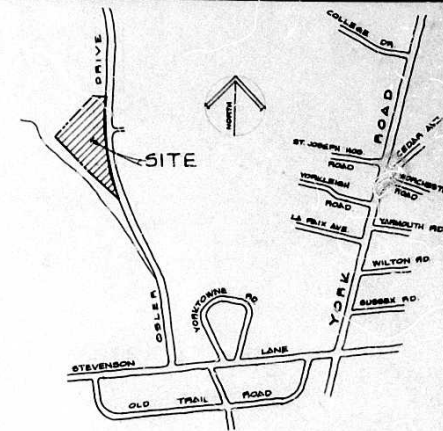
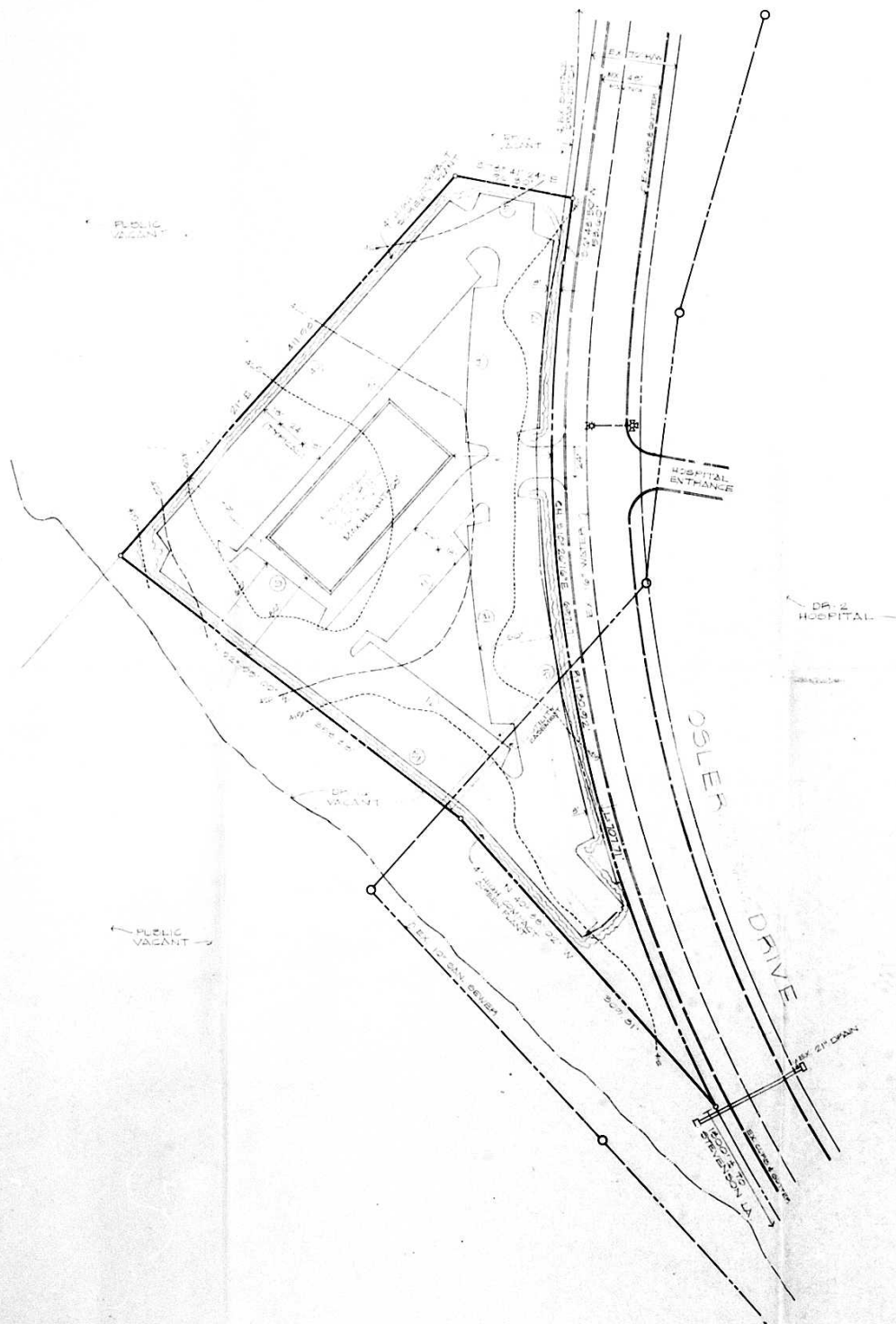
SITE DATA
TOTAL AREA OF TRACT 2.04 AC.
ZONING OF TRACT DR-16
TYPE OF BUILDING MEDICAL OFFICE
TOTAL SQ. FT. OF BUILDING 6,000 SQ. FT.
TOTAL NUMBER OF FLOORS 2 FLOORS
NUMBER OF PARKING SPACES REQ'D 244 SPACES
NUMBER OF PARKING SPACES PROVIDED 244 SPACES

NOTES:
• ALL DRIVES AND PARKING AREAS WILL BE MAXIMUM PAVING WITH 200MM CONC. CRACKS
• ALL PARKING SPACES WILL BE 10'x20'
• BUILDING HEIGHT WILL NOT EXCEED 30'

 DAFT - McCUNE - WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS 100 E. JONES ROAD, BALTIMORE, MD 21206 TELEPHONE: 391-2000 200 N. STREET, OLIVER SPRING, MD 21059 F. J. DAFT, P.E., LICENSE NO. 10112	
	
DATE	REVISIONS
SCALE: 1"=50'	
JOB ORDER NO. D-7257	
ISSUE DATE 10 NOV 72	

Ed Daft





VICINITY SKETCH
SCALE: 1"=500'

PLAT TO ACCOMPANY
HEARING FOR SPECIAL
EXCEPTION FOR MEDICAL OFFICE
BUILDING IN DR-16 ZONE
9th DISTRICT BALTIMORE CO, MD

SITE DATA

TOTAL ACRES OF TRACT 2.84 AC ±
ZONING OF TRACT DR-16
TYPE OF BUILDING MEDICAL OFFICE
TOTAL SQ FT OF BUILDING 95,000 SQ FT
TOTAL NUMBER OF FLOORS 15 FLOORS
NUMBER OF PARKING SPACES REQ'D. @ 1/600 = 158 SPACES
NUMBER OF PARKING SPACES PROVIDED 244 SPACES

NOTES:

- ALL DRIVES AND PARKINGWAYS WILL BE MACADAM PAVING WITH BITUMINOUS CONCRETE CURBS
- ALL PARKING SPACES WILL BE 9' X 18'
- BUILDING HEIGHT WILL NOT EXCEED 60'

DRAFT - McCURE - WALKER INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS REGISTERED 1000 EAST JONES ROAD, BALTIMORE, MD 21206 (410) 528-1000 TELEFAX: (410) 528-1001	
DATE	REVISIONS
2/9/73	1 Entrance Deleted
SCALE: 1"=90'	
JOB ORDER NO. D-7297	
ISSUE DATE 10 NOV 72	

